

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW/4 of Thompson Blvd., 369.13' :
369.13' SW of C/L of Hoffstetter : OF BALTIMORE COUNTY
Ave., 15th District :
MICHAEL H. YEAGER, JR., Petitioner Case No. 87-124-A

ENTRY OF APPEARANCE

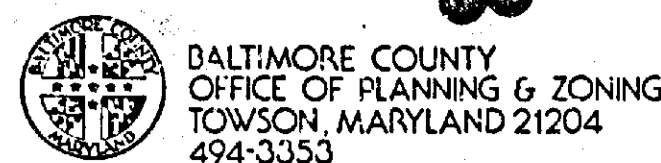
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Michael H. Yeager, Jr., 7226 River Drive Rd., Baltimore, MD 21219, Petitioner; and Walter T. Parr, Spotts, Steven & McCoy Inc., 698 Fairmount Ave., Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 18, 1986

Mr. Michael H. Yeager, Jr.
7226 River Drive Road
Baltimore, Maryland 21219

RE: PETITION FOR ZONING VARIANCES
NW/4 of Thompson Blvd., 369.13' SW of the c/l
of Hoffstetter Ave.
15th Election District
Michael H. Yeager, Jr. - Petitioner
Case No. 87-124-A

Dear Mr. Yeager:

This is to advise you that \$63.80 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove this receipt from the time it is placed by self.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025536

DATE 9/23/86 ACCOUNT R-01-615-000

SIGNS RETURNED 63.80
POSTS TO BE RETURNED 63.80
Mr. Charles R. Staples, 3830 Falls Road,
Baltimore, Maryland 21211

RECEIVED FROM
ADVERTISING & POSTING COSTS RE CASE #87-124-A

FOR: B 0133*****63801a 6248F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning Date: September 17, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
Chesapeake Bay Critical Area Findings -
SUBJECT: M. H. Yeager, Jr. (87-124-A, Item #24)

In regard to the M. H. Yeager petition, the subdivision was found to be consistent with the Chesapeake Bay Critical Area program by letter dated July 3, 1986 from Audrey Thier to Susan Carrell in regard to CRG processing.

Norman E. Gerber
Norman E. Gerber, AICP

NEG:PJS:dq

cc: D. Bossle, et ux
J. B. Rutkowski
Stanley Crites
Uri Avin, OPZ
Tim Dugan, OPZ

Andrea VanArsdale, OPZ
Jim Hoswell, OPZ
People's Counsel, OPZ
Tom Vidmar, Bureau of Eng.

RECEIVED
SEP 18 1986
ZONING OFFICE

CPS-008

STAPLES & COMPANY, INC.

3830 Falls Road, Baltimore, Maryland 21211 (301) 235-3705

Sept. 10, 1986

Mr. Gary L. Kerns, Co-Chairman
County Review Group
Office of Current Planning
111 W. Chesapeake Ave.
Towson, Md. 21204

Re: Yeager Property

Dear Mr. Kerns:

As recommended by Ms. Andrea VanArsdale of your office, we propose to include the following notes on our CRG plan and in the deed restrictions for lots 4 and 5:

1. New development activities, including structures, roads, parking areas, and other impervious surfaces are not permitted in the buffer, except those necessarily associated with the use of the community pier.
2. The buffer shall be maintained in natural vegetation but may include planted vegetation where necessary to protect, stabilize, or enhance the shoreline.

If these proposed notes meet with approval, please so advise me and I will instruct our engineers accordingly.

Sincerely yours,

Charles R. Staples
Charles R. Staples
President

cc: M. Ostrowski
T. Parr
T. Breard
A. VanArsdale

PETITIONER'S
EXHIBIT 2

LAND DEVELOPMENT & BUILDING CONSTRUCTION

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 8/14/86
Posted for: Variance
Petitioner: Michael H. Yeager, Jr.
Location of property: NW/4 of Thompson Blvd., 369.13' SW of Hoffstetter Ave.
Location of Signs: 111 West Chesapeake Avenue, Towson, Maryland, at property of Petitioner
Remarks: [Signature]
Posted by: [Signature] Date of return: 8/15/86
Number of Signs: 1

Mr. Michael H. Yeager, Jr.
7226 River Drive Road
Baltimore, Maryland 21219

August 11, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
NW/4 of Thompson Blvd., 369.13' SW of the c/l
of Hoffstetter Ave.
15th Election District
Michael H. Yeager, Jr. - Petitioner
Case No. 87-124-A

TIME: 10:30 a.m.

DATE: Tuesday, September 23, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
TO: Zoning Commission Date: September 18, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 87-121-A, 87-122-A, 87-124-A and 87-125-A

Please consider the Chesapeake Bay Critical Area comments (Gerber to Jablon dated 9/18/86) to represent the position of this office for these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sim

RECEIVED
SEP 19 1986
ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 2, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

Mr. Michael H. Yeager, Jr.
7226 River Drive Road
Baltimore, Maryland 21219

RE: Item No. 24 - Case No. 87-124-A
Petitioner: Michael H. Yeager, Jr.
Petition for Variance

Dear Mr. Yeager:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Walter T. Parr
Spotts, Steven & McCoy, Inc.
698 Fairmount Avenue, Suite 105
Towson, Maryland 21204

The Times

Middle River, Md., Sept 4, 1986

This is to Certify, That the annexed

Reg 94933

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of or successive

weeks before the 4th day of

Sept 1986

Joe Parr Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 020006

DATE 7/6/86 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM Charles Staples

FOR: Variance # 23 24

FOR: B 0152*****100001a 6178F

VALIDATION OR SIGNATURE OF CASHIER

GENERAL NOTES

- Applicant: Staples & Co., Inc.
3830 Falls Road
Baltimore, MD 21211
(301) 235-3705
- Election District 15; Councilmanic District 5;
Census Tract 4511
- Watershed 21; Subwatershed 39.
- Current Zoning and Arrang:
Gross = 1.173 ac. +/- (includes one-half of
Thompson Blvd. R/W)

Density:
Permitted DR-5.5 = 1.173 x 5.5 = 6.45 (Permitted)

Total Number of Units Proposed = 5 Single Family
All Units will be for sale

Parking:
Required = 5 x 2 = 10 spaces
Proposed = 4 minimum of 2 off-street driveway spaces
will be provided for each lot.

Open Space:
A waiver of the open space requirement has been
applied for.

Landscape Requirements:
A minimum of one tree per lot is required and will
be provided.

- There are no existing or proposed wet or aquatic areas on
the site.

- Soiler:

Soil Series & Status	Hydro Class	With Basement	Without Basement	Streets & Parking
Metapoke (M8)	S	Slight	Slight	Slight
Metapoke (M8)	C	Moderate	Slight	Moderate
		Moderate high	Moderate	Moderate high
		Water Table	Water Table	Water Table

- There are no existing structures on the property.

- There are no residential transition area restrictions
generated by adjacent properties.

- Current Ownership: Michael B. Yeager, Jr.
Tax Acct. # P-0000741 2228 River Drive East
Baltimore, Maryland 21210
Deed 6482/0625

- Frontal setbacks will be bituminous concrete paving 10 foot wide and
will be maintained equally by all parties having rights to
their land.

- Average Rally Trips:

- A waiver of the Storm Water Management Regulations have been
applied for.

- House location may vary within the acceptable set-backs as
defined in Baltimore County Zoning Regulations.

- There are no wetlands, archaeological sites, endangered
species, habitats or hazardous materials on the site.

- A request of a 100' setback in lieu of 300' setback has been
presented to the Baltimore County Planning Department.

- 100 Year Floodplain is shown on FEMA MAP 240019 0100s
March 2, 1985.

- A waiver for open space regulations has been applied for from
the Baltimore County Department of Recreation and Parks.

- A Zoning Variance for lots 1, 4, and 5 will be applied for
as shown on this plan. Thusly, 20' W/WINDOWS

- No building or construction of any impervious surface is to
be allowed in the 100' critical buffer area.

- Landscaping of the critical buffer area will consist of either
three major deciduous, three evergreen or six minor
deciduous tree prior to occupancy.

- Infiltration practices to control the first inch of runoff
will be provided by way of vegetated swale & check dams.

- The lowest allowable first floor elevation will be 10.4.

- This property located within Chesapeake Bay Critical area.

- A special exception will be requested for the construction
of a pier to be used by lots 1 thru 5.

- A hearing for the variance requested in note 13 and the
special exception requested in note 24 has been set
for July 16, 1986.

- No more than 5 slips will be allowed at proposed pier.

52,900

E 45,000

ADAM B. GRABECKI

EXIST. DWELLING
ANNA A.
2110/493

EXIST. DWELLING

EXIST. DWELLING

WILLIAM E. EATON
4027/406

EXIST. DWELLING

JOHN H. BRENNEMAN
5326/964

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING CONTOUR
- EXISTING FENCE
- BUILDING RESTRICTION
- SANITARY LINE
- WATER LINE
- PROP. DRIVEWAY
- EXIST. MANHOLE
- EXIST. UTILITY POLE
- PROP. CONTOUR

STAPLES & COMPANY, INC.
3830 FALLS ROAD
BALTIMORE, MARYLAND 21211
(301) 235-3705

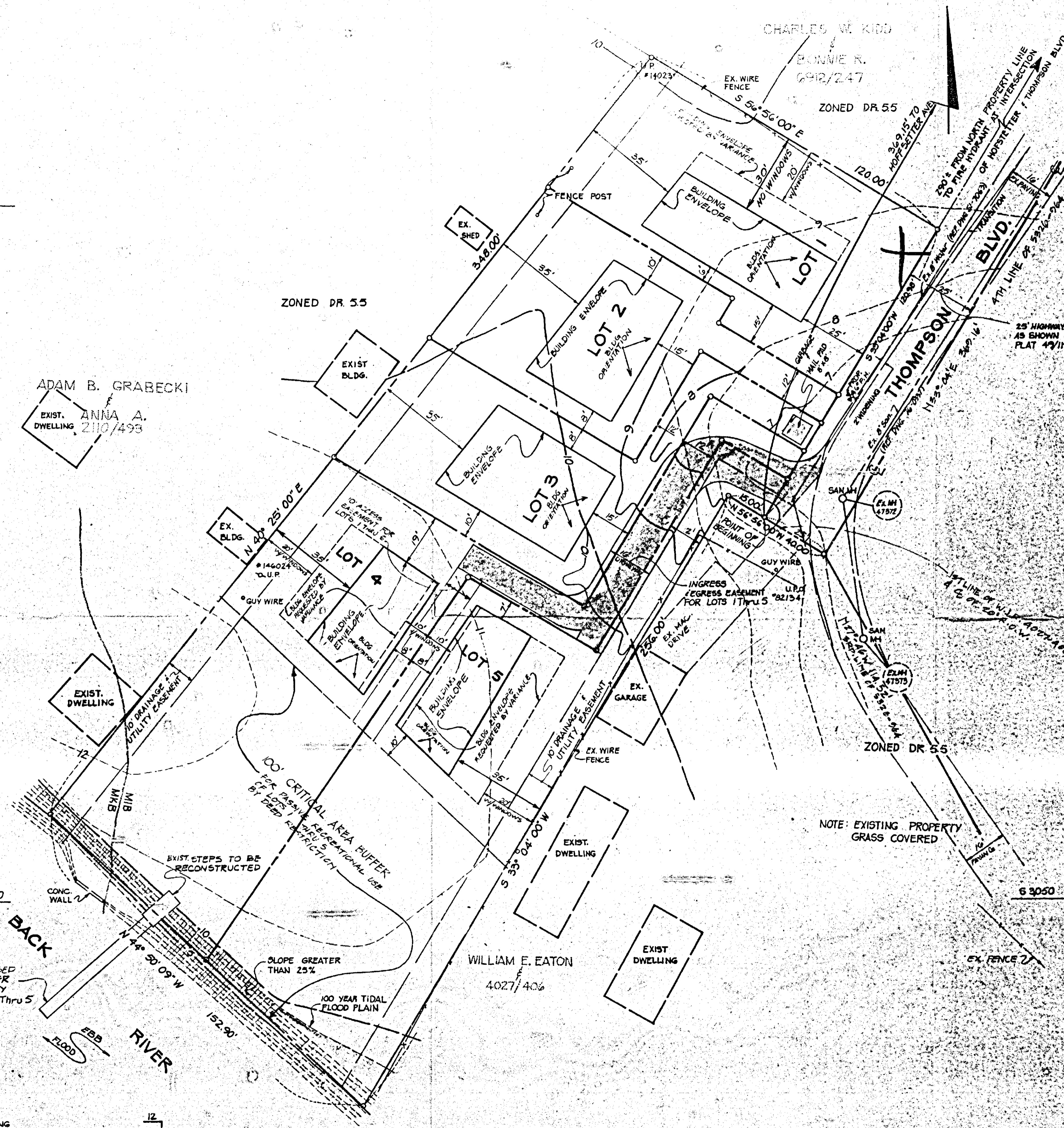
PUBLIC SERVICES
CASE NO. BE-32
PLANNING NO. 15
PLAT TO ACCOMPANY ZONING
LOTS 1, 4, AND 5
YEAGER PROPERTY
ELECTION DISTRICT 15 TH
BALTIMORE, MARYLAND 21211



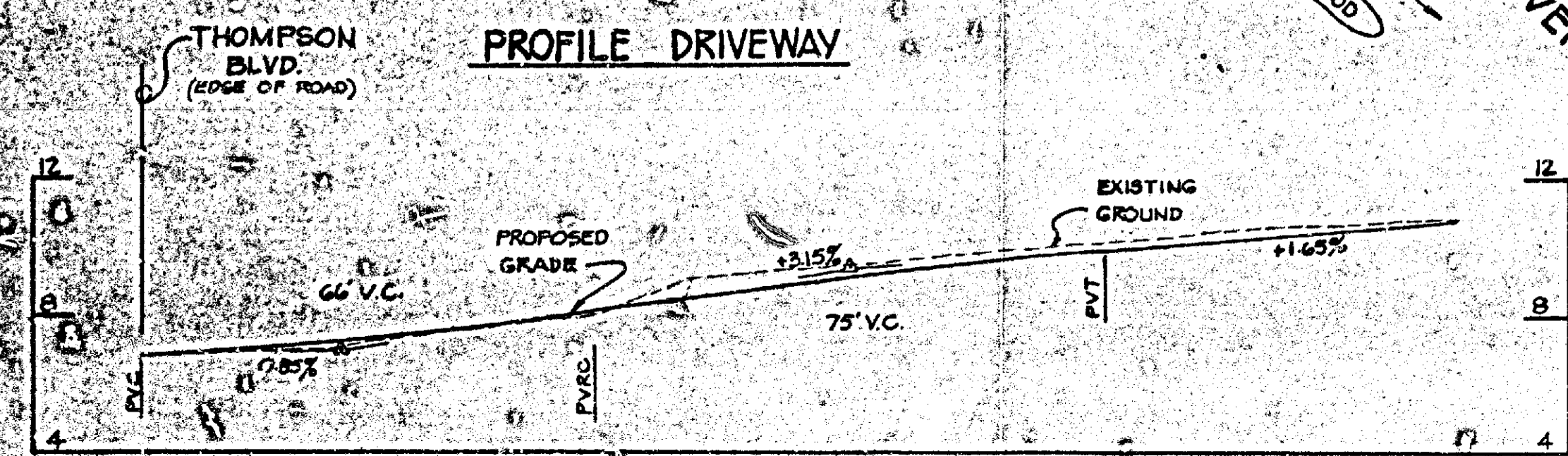
PETITIONER
EXHIBIT

Revised July 14, 1986

SCALE: 1" = 20'
8766-000



PROFILE DRIVEWAY



Scale: 1" = 4' VERT.
1" = 20' HORIZ.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
day of August, 1986.

Arnold Jablon
Zoning Commissioner

Petitioner: Michael H. Yeager, Jr.
Petitioner's Attorney: James E. Dyer
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4550

PAUL H. REINCKE
CHIEF

August 13, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Michael H. Yeager, Jr. (CRITICAL AREA)

Location: NW/S Thompson Blvd., 369.13 feet S. of centerline Hoffstetter Lane

Item No.: 24 Zoning Agenda: Meeting of 7/29/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 150 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: James E. Dyer Noted and Approved: John F. O'Neill
Planning Group Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

August 14, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 24 Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael H. Yeager, Jr. (CRITICAL AREA)
Location: NW/S Thompson Blvd., 369.13 feet S. of c/l Hoffstetter Lane
District: 15th.

APPLICABLE TYPES ARE CIRCLED:

(X) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.H.A.G., #17-1 - 1980) and other applicable Codes and Standards.

(X) A building and other miscellaneous permits shall be required before the start of any construction.

(X) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

(X) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(X) All Use Groups except Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. 3-4 Use Groups require a 2 hour fire rating if closer than 4'-0" to an interior lot line. Any wall built on an interior lot line shall require a 2 hour fire rating. See Table 103, Section 1007, Section 1004.2 and Table 1007. No openings are permitted in exterior walls within 4'-0" of an interior lot line.

(X) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 103 and 505 and have your Architect/Engineer contact this department.

(X) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

(X) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The Change of Use Groups are from Use _____ to Use _____ or to Mixed Uses _____. See Section 313 of the Building Code.

(X) The proposed project appears to be located in a Flood Plain, Flood/Overturn. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(X) Comments: It is possible the development's interior lot lines and buildings adjoining those lot lines could conflict with the Code requirements of Item #24 above, if the buildings do not comply with Section 103.1 or unless it can be determined the condition existed prior to today's Code.

(X) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 378 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Johnson
371 C. E. Johnson, 314
Building Plans Review

L/22/86

COUNTY REVIEW GROUP MEETING MINUTES
Wednesday, July 16, 1986

YEAGER PROPERTY

COUNTY REVIEW GROUP - THOSE PRESENT*

Peter A. Paff, Chairman - Department of Public Works
Gary Kerns, Co-Chairman - Office of Current Planning

AGENCY REPRESENTATIVES

Stephen Weber - Traffic Engineering
Bob Bowling - Developers Engineering Division
Capt. Jos. Kelly - Fire Department

Developer and/or Representatives

Tom Parr - Spotts, Stevens & McCoy, Inc.
Chas. Staples - Staples & Co.

*Interested Citizens - See Attached

Mr. Paff opened the meeting at 10:00 a.m., introduced the staff, and explained the purpose of the meeting.

Mr. Parr presented the Plan.

Mr. Kerns summarized the staff comments submitted from the Fire Department, Storm Water Management Review, Bureau of Sanitation, Health Department, Bureau of Land Acquisition, Traffic Engineering, Office of Planning and Zoning, Developers Engineering Division. These comments have been made a part of these minutes, and a copy was also given to the developer and developer's engineer.

In presenting the Plan, Mr. Parr indicated that the project was 1.7 acres to be used as 5 lots. There would be a 50' pier with 5 boat slips for use by the homeowners.

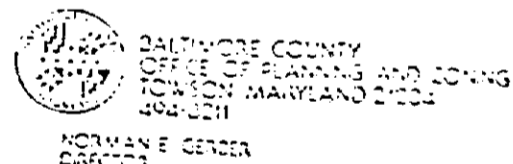
Mr. Kerns highlighted the County agency comments to include:

Storm Water Management Review required 1" storm water quality management be shown on the Plan. The developer indicated that a swale would take care of this and it was shown on the Plan. Traffic Engineering requested that the panhandle driveway be moved south of the location shown on the Plan to improve sight distance on Thompson Blvd. Zoning gave a conditional approval to the project based on the outcome of variances requested.

The citizens were invited to comment. Mr. Galle commented that he would like Thompson Boulevard to be made wider. He was informed that the developer is required to make the road 18' wide along the project property line. Mr. & Mrs. Eaton were concerned about having a turnaround. Since the road continues beyond the project, no turnaround would be required. Mr. Harrison questioned the term "critical area". Mr. Kerns explained the 100' buffer area to lessen impact of development on the Chesapeake Bay.

CONCLUSION: All discussion ended and the Plan was given a Conditional Approval based on the outcome of the zoning variances. This meeting was concluded at 10:50 a.m.

P. A. P.



BALTIMORE COUNTY
DEPARTMENT OF PLANNING & ZONING
TOWSON, MARYLAND 21204

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

AUGUST 21, 1986
(CRITICAL AREA)

Re: Zoning Advisory Meeting of July 29, 1986
Item # 24
Property Owner: MICHAEL H. YEAGER, JR.
Location: NW/S THOMPSON BLVD.
369.13 S. OF E. HOFFSTETTER LA.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- (X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) The parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-59 of the Development Regulations.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board.
- (X) Landscaping: The property is located in a Baltimore County Landscape Manual, 8111 178-79, no building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- (X) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change the intersection may become more complex. The Traffic Services Areas are established annually by the County Council.

THIS SITE IS LOCATED IN THE CHESAPEAKE RIVER CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.
THE CRG PLAN #423 (K/A YEAGER PROPERTY) WAS APPROVED 7/16/86.

CC: James Howell

Chairman, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

August 12, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 24 -ZAC-
Property Owner: MICHAEL H. YEAGER, JR.
Location: NW/S THOMPSON BLVD., 369.13 feet S. of centerline Hoffstetter Lane

Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

Please see the CRG comments for this site.

Meeting of July 29, 1986
Michael H. Yeager, Jr. CRITICAL AREA
NW/S Thompson Blvd., 369.13 feet S. of centerline Hoffstetter Lane
D.R. 5.5
Variance to permit a tract boundary setback of 20 feet in lieu of the required 35 feet on lots No. 1, 4, and 5 and to permit a 10 foot setback to the property line in lieu of the required 15 feet for lots No. 4 and 5, all in the proposed Yeager Property subdivision 1.04 acres
15th Election District

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:IT

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984
EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

YEAGER PROPERTY
July 16, 1986
10:00 a.m.

C. R. G. MEETING AGENDA

- ✓ 1. Convene Meeting
- ✓ 2. Introductory statement concerning aims and goals of development regulations
- ✓ 3. Introduction of County representatives
- ✓ 4. Presentation of Plan by developer's representative
- ✓ 5. Comments of County agencies
- ✓ 6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

SIGN IN

Name	Address
JOHN F. HARRISON	318 Arles Rd 3021
MAG OSTRONSKI	121 Riverside Rd 21033
WILLIAM F. EATON & ELAINE	100 THOMPSON BLVD 21221
EDMUND H. GALLA	1707 Lmy Place, 21222
Linda Stern	Legislative aide - Norman Lawrence

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: July 15, 1986
 FROM: Edward A. McDonough, P.E., Chief
 Developers Engineering Division

PROJECT NAME: Yeager Property
 PROJECT NUMBER: 86139
 LOCATION: Thompson Boulevard
 DISTRICT: 15C5

The plan for the subject site, dated May, 1986, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by a soils engineer".

The developer shall be responsible for damages to the County's facilities such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

The plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

Thompson Boulevard is an existing road, which shall ultimately be improved as a 50-foot street cross-section on a 50-foot right-of-way.

It shall be the responsibility of the developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The developer is responsible for the grading of the widening to the proposed cross-section based on the grade of the existing road. Where adjacent properties are adversely affected by the improvements, the developer shall be financially responsible for the necessary repairs to these properties.

Project No. 86139
 Yeager Property
 Page 3
 July 15, 1986

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

A sediment control plan is required.

The developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential development.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

Permission to connect to, or to connect additional sanitary fixtures to, the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This charge is in addition to the normal front foot assessment and permit charges.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

Edward A. McDonough, P.E., Chief
 Developers Engineering Division

EAM:RWB:pmg

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: OFFICE OF PLANNING AND ZONING

DATE: 16 July 1986

PROJECT NAME: Yeager Property PLAN: XXXX
 COUNCIL & ELECTION DISTRICT: C-5 XV-423 PLAN EXTENSION:
 REVISED PLAN:
 PLAT:

The Office of Planning has reviewed the revised subject plan received in this office on July 14, 1986 and submits the following comments:

- 1) This CRG plan has been revised since the original submission. This plan must include a revision date and list of changes.
- 2) This site is located within the Chesapeake Bay Critical Area. A Critical Area Review has been completed for this site. The findings of this review are attached to these comments.
- 3) Notes #19 thru #23 on the plan cover specific requirements of the Critical Area Review findings. Two additional conditions must be incorporated into the plan and included in the CRG plan notes as follows:
 - a) Building envelopes for lots #4 and #5 should be set back 10'-15' from the 100' building setback line.
 - b) The pier must have no more than 5 boat slips. This limitation should be stipulated in the deeds.
- 4) A final landscape plan must be approved by this office prior to issuance of building permits.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: David Fields Date: 15 July 1986
 FROM: Audrey Thier
 SUBJECT: Supplemental CRG Comments - Yeager Property

Final plan comments are:

- 1) Building envelopes for Lots 4 and 5 should be set back 10'-15' from the 100' building setback line.
- 2) The pier must have no more than 5 boat slips. This should be stipulated in the deeds.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: July 16, 1986
 FROM: ZONING OFFICE

PROJECT NAME: YEAGER PROPERTY PLAN: 05/86
 LOCATION: NW/S Thompson Blvd. at Back River REV: 7/14 REV:
 DISTRICT: 15th Election District
 REVISION PLAN KEY:
 COMPLIANCE WITH COMMENT CHECKED ☒
 NON-COMPLIANCE IS CIRCLED ☐
 ADDITIONAL COMMENTS ADDED LAST ☒

- ✓ 1) The interior building envelope setbacks should be dimensioned and the requested variances indicated on the plan.
- ✓ 2) Note #18 should be expanded to describe the variances on lots 1, 4 and 5. When the applications are filed the item or hearing number should be included on the plan.
- ✓ 3) It should be noted that this property is within the Chesapeake Bay Critical Area.

W. Carl Richards, Jr.
 W. CARL RICHARDS, JR.
 Zoning Coordinator

Revised Plan 7/14/86 Additional
 Zoning Approval is contingent on the grant of the variances requested.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Susan Carrell Date: July 3, 1986
 FROM: Audrey Thier
 SUBJECT: Yeager Property--Critical Area Review

The applicant is proposing to build five single-family dwellings on a 1.173 acre site on Thompson Boulevard at Back River. The site is currently a flat, grassed lot with steep slopes (greater than 25%) dropping off abruptly at the water's edge. The slope is heavily vegetated and appears stable. Buildings on the site would be set back 100 feet from the shoreline. Surrounding properties are also occupied by single-family dwellings, some of which are extremely close (20 feet) to the shoreline.

The area between Lots 4 and 5 and the shoreline should be labeled "Critical Area Buffer". No building or construction of impervious surface is to be allowed in this area now, or at any point in the future. A note to this effect should be included on the plan. The Critical Area Buffer should be owned jointly by whichever homeowners are allowed use of it. The joint owners would be allowed passive use of the area and would be responsible for its maintenance. Additionally, either three major deciduous trees, three evergreen trees, or six minor deciduous trees should be planted in this area by the developer, prior to occupancy.

Stormwater management should be achieved by splash blocks underneath the downspouts, and direction of flow into grassed swales or other infiltration structure. The engineer is aware of the County's requirements for infiltrating the first inch of rainfall and is working out the details with Public Works.

AT:eds

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

James A. Markle, Chief
 TO: Bureau of Public Services Date: July 14, 1986
 Shirley M. Murphy
 FROM: Bureau of Land Acquisition
 SUBJECT: CRG Plat #86139 - Yeager Property
 Also known as Lot #2,
 Marion Bocek Property 49/119
 Our File: RW 83-037

As requested, we have reviewed CRG Plat #86139, known as Yeager Property.

We do not have any comments to make regarding this plat. We would, however, like to advise you that following a request from your Bureau, we opened a file for Marion Bocek Property. We prepared instruments for utility easements and highway fee and forwarded same to developer. As the instruments were not signed and returned to our Bureau, we requested approval from Robert Cowhey to close our files. Approval was received on March 6, 1986.

If you have any questions, please feel free to contact me at 494-3293.

Shirley M. Murphy
 Shirley M. Murphy
 Title Examination Supervisor
 Bureau of Land Acquisition

SMH:LMB:dms

Project No. 86139
 Yeager Property
 Page 2
 July 15, 1986

HIGHWAY COMMENTS (Cont'd):

Private driveway entrances shall conform with Baltimore County Standard Detail Plate R-15, dated 1977, for "Typical Driveway Entrance from Road without Curb and Gutter".

Panhandles shall be a minimum of 20-feet in width to serve one lot and a minimum of 10-feet in width per lot where two or more lots are involved. In developments within the metropolitan area where public water and sewer service is available, the minimum panhandle width for two or more lots is 12-feet per lot. The developer shall be required to provide a paved panhandle drive where more than one lot is to be served prior to occupancy.

Covenants must be recorded prior to, or along with the recording of the plat, establishing a cross easement over the panhandles for access over and maintenance of the common panhandle driveway, and for installation and maintenance of the private water and/or sewer connections where applicable.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the developer.

The developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-85) a grading plan shall be approved and a performance bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

DEPARTMENT OF TRAFFIC ENGINEERING

BALTIMORE COUNTY, MARYLAND

TO : Mr. James Markle Date: 7-14-86
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: Yeager Prop. C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN:
LOCATION: Thompson Blvd. RECORD PLAT:

The proposed panhandle driveway needs to be constructed in the strip for lot 5 where it intersects Thompson Blvd., which is to the south of the location shown.

Thompson Blvd. needs to be widened along the property frontage to 16 ft. of paving, tapering back to the 16 ft. section. Several spot measurements taken north of the property line indicated that Thompson Blvd. is 16 ft. wide.

The trash pad needs to be 10 ft. off the future edge of paving.

C. Richard Moore
Deputy Director
Department of Traffic Engineering

CRG:GCU:lt

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

YEAGER PROPERTY

Subdivision Name, Section and/or Plat

Staples & Co. Developer and/or Engineer
Back River 5 No. of Lots or Units 1.17 Total Acreage Public Public Water Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: attached memo dated 7-7-86
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

SS 783R

Mr. Brooks Stafford
Environmental Effects Report

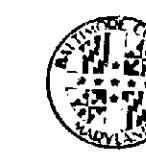
Page Two

The developer must follow the Health Department Wetland Guidelines.
Streams, stream buffers and wetland should be noted on all subsequent development plans and record plat.

C. BEST MANAGEMENT PRACTICES

- All areas except that used for buildings, sidewalks and paved parking will be planted with vegetative cover and/or landscaped as soon as possible after final grading and maintained in such condition.
- Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
- Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- Filling will not occur in grassed or lined drainage ditches or swales.
-

spms



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REMCKE
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: JUNE 27, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION
BUREAU, PLANS REVIEW DIVISION
CAPTAIN JOSEPH KELLY

PROJECT NAME: YEAGER PROPERTY

PROJECT NUMBER: CRG AGENDA 7/16/86

LOCATION: THOMPSON BLVD.

DISTRICT # 15

COMMENTS:

CRG 01
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1981 EDITION.

CRG 02
FIRE FLOW TEST IS REQUIRED TO BE CONDUCTED BY THE BALTIMORE CITY WATER DEPARTMENT AS CLOSE TO THE SITE AS POSSIBLE, SPECIFICALLY: THOMPSON BLVD.
TEST RESULTS ARE TO BE FORWARDED TO THE OFFICE OF THE FIRE PROTECTION ENGINEER.

CRG 09
ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS. LOTS #4 AND 5 SHALL BE WITHIN 500' PUBLIC FIRE HYDRANT.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
TO: Environmental Support Services Date: July 7, 1986

FROM: Rick Powell
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT Yeager Property

CRG MEETING July 16, 1986 10:00am
(Date) (Time)

PLAN REVIEW NOTES

- For the construction of a creek
- water and sewer is proposed.
- Describe streams on-site
- No wetlands
(Describe wetland soils on-site)
- Storm Water Management is required.
- 10,000 sq ft proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

- No development is allowed in (soil/name & symbol)
- A revised site plan indicating no development in must be submitted.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James A. Markle Date: July 7, 1986

FROM: Charles K. Weiss
SUBJECT: Yeager Property
Thompson Blvd.
CRG 7/16/86

"Trash & Mail" pad should be located curbside with opening toward curbside with opening toward that road and a minimum of 16 s.f. per unit.

We would hope that the mail boxes would be positioned at one end of the pad, as far away from the refuse container as possible.

It is necessary to provide a proper turnaround area on Thompson Blvd. if one does not exist.

NOTE: Acceptance of this plan in no way binds Baltimore County into collection of this development. At the time of construction, a representative of the Bureau will meet with the developer or his representative to discuss details of collection.

CKW/SW/ms

CPS-008

CRG MEETING OF JULY 16, 1986
YEAGER PROPERTY

- Even though a formal waiver request has not been received, peak WQM is not required since the site drains to tidal waters.
- Water quality management of the one inch storm is required. This should be presented on the CRG plan.
- The lowest allowable floor elevation for these dwellings is 10.4.

Thomas J. Williams
6/30/86

RECEIVED
AUG 20 1986

Michael H. Yeager, Jr.
7226 River Drive Road
Baltimore, Md. 21219

August 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
Rm. 106
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

Re: Yeager Property
Case No. 87-124-A

Dear Sir:

In regard to the Hearing for a Zoning Variance on the above property, I request that Mr. Charles Staples, the contract purchaser, represent me at 477-4422.

Sincerely yours,

Michael H. Yeager, Jr.

copies: C. Staples
T. Breard